



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

Brunswick Planning Commission Minutes January 23, 2006

Commission Members Present: Vice Chair Connie Koenig, Secretary Wayne Dougherty, Council Liaison Walt Stull, Don Krigbaum, and Ellis Burruss, Alternate.

Staff Present: Planning & Zoning Administrator Rick Stup, City Development Review Planner Jeff Love, and County Planning Liaison Carole Larsen.

Vice Chair Koenig called the meeting to order at 7:00 PM.

Minutes

The minutes of the December 19, 2005 meeting were reviewed and approved as amended. (MOTION by Mr. Dougherty and seconded by Mr. Krigbaum unanimously passed.)

Chairman

Mr. Stup stated that Staff distributed on the Dias Agency Comments received after the Staff Report was drafted.

Mr. Stup reminded the Commissioners that the Annual Financial Disclosure Forms required by the Ethics Ordinance were due by January 31, and answered questions with regard to the process.

Old Business

None.

New Business

Ms. Koenig requested all those in attendance who were going to speak to rise and be sworn in.

Zoning – Site Plans

Hopwood Enterprises Warehouse & Brunswick Self Storage - Located West of Walnut Avenue, South of West Potomac Street, Zoning Classification: I-1; Water and Sewer Classification: W-1, S-1; BR-SP-03-04-SP

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for approval of the proposed new alley location compliance with the intent of City Master Plan. The report included the following, “

Staff Presentation and Recommendation Cont.

The proposed location of the new alley abuts Residential (R-1) District. The Zoning Ordinance requires that a 25' setback be held. Additionally, all new lot lines require that a 6' Drainage and Utility Easement be reserved along all lot lines. In addition to the Emergency Vehicle movement issue, Staff also has concerns that there will be sufficient area for drainage outside of the new alley right-of-way and that there is sufficient area between the Zoning Districts. In this regard, Staff can support the re-location of the alley as indicated if the minimum 15' Side Yard Setback is held along the entire frontage of the new alley."

Staff recommends that the proposed re-location of the alley fulfills the intent of the Master Plan and recommends approval of the new alley with the following conditions:

1. The minimum width of the alley right-of-way is 20' in accordance with the Design Manual.
2. The minimum pavement section for the alley is 16' in accordance with the Design Manual.
3. The ability of Emergency Vehicles to maneuver in the alley is proven and acceptable with Public Works, City Engineer, and the Brunswick VFD during Site Plan Process or the right-of-way and paving increased to accommodate that movement.
4. A minimum 15' setback is required along the entire frontage of the new alley.
5. Subject to review and approval of the ultimate type of improvements and right-of-way width during Site Plan Approval.

Mr. Rick Travers, City Engineer, presented the concerns raised in his review comments with regard to the alley location.

Messrs. Love, Stup, and Travers answered Commission questions with regard to the proposed amendment and Staff Recommendation.

Applicant:

Mr. Rand Weinberg, Weinberg & Miller, presented the applicants case with Dave Adams, Van Mar Associates, and Bill Hopwood, applicant. He indicated that they had no objections to the Staff Recommendation, but requested clarification on condition 3 and 4.

Mr. Stup addressed the concerns of the applicant by modifying condition 3 to add the following to the end of the condition, "and/or Planning Commission satisfaction". With regard to condition 4 it was reiterated that Staff's intent was to maintain 25' from the centerline of the current proposed location of the 20' alley, which wouldn't impact the truncation area. He also noted that Staff's Condition was less than the requirement of the Zoning Ordinance and the applicant still needed a Variance to use the minimum setback stated in the condition.

Public Comment:

None.

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Rebuttal:

None.

Decision:

Mr. Burruss made a motion to approve the request in accordance with Staff Recommendation and revised Conditions; Mr. Krigbaum seconded the motion.

VOTE: Yea 5 Nay 0

Transit Oriented Design Guidelines

Staff presentation and discussion to establish Transit Oriented Design Guidelines and Recommendation to the Mayor and Council on the Staff Draft of Transit Oriented Design Guidelines.

Mr. Stup presented the Staff Report for the proposed Transit Oriented Guidelines.

Staff recommends that you approve the staff draft Transit Oriented Guidelines (TOD) and instruct Staff to initiate revisions to the Design Manual to incorporate the Guidelines as part of some house cleaning revisions to the Design Manual.

Staff further recommends the recommendation be forwarded to the Mayor and Council as part of the Staff Report.

Mr. Stup answered Commission questions with regard to the proposed amendment and Staff Recommendation.

Applicant: None since the request originated from the Planning Commission.

Public Comment:

None.

Rebuttal:

None.

Decision:

Mr. Burruss made a motion to approve the Transit Oriented Guidelines in accordance with Staff Recommendation; Mr. Dougherty seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

For the record Mr. Stup stated that Mr. Gladstone was absent due to an illness, and he wished him speedy recovery in order to get back to the Planning Commission.

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Public Comment Cont.

Mr. Stup announced that to date there would be a regular meeting on February 27, 2006 because of a referral just received today from the County for another County APFO Amendment. Also, there currently is a pending item for Galyn Manor, if a plan re-submission is received by the deadline. Additionally, Staff is still working with the agencies for Design Manual revisions, which staff will attempt to have ready for the February Meeting.

Adjournment

The meeting was adjourned at 8:05 PM.

Respectfully submitted,

Edward Gladstone, Chair
Brunswick Planning Commission